



JAMES
ANDERSON



FOR SALE

£1,995,000

Sheen Lane, London, SW14

A beautifully presented five-bedroom semi-detached family home, enviably positioned in a prime Parkside location with a 80ft garden, and off-street parking.

Perfectly situated on a highly sought-after road, the house is just a short stroll from the open green expanses of Richmond Park and the family-friendly amenities of Palewell Common. Several excellent schools are nearby, including Sheen Mount, Tower House and East Sheen Primary. The accommodation is arranged over three floors and boasts generous proportions throughout. The ground floor is cleverly designed, featuring a wide entrance hall with original tiled floor, a stylish separate reception room, guest w/c, utility room with access to the cellar, and a spectacular open-plan kitchen/family/dining room with doors opening directly onto the garden.

On the first floor, you'll find three well-proportioned bedrooms, a family bathroom and an ensuite shower room. The second floor hosts two further double bedrooms both served by a modern shower bathroom. A particular highlight is the delightful rear garden, extending to approximately 80ft. At its far end sits a versatile garden room with a separate W.C., ideal as a home office, studio, or entertaining space. To the front, a paved driveway



Five Bedrooms



Three Bathrooms



Separate Reception Room



Stunning Extended Kitchen / Living Space



Freehold | EPC C | Council Tax Band G



0.5 Miles To Mortlake Train Station



Close To Several Excellent Local Schools



Parkside Location



Off Street Parking



Separate Garden Room



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Sheen Lane

Approximate Gross Internal Area = 2690 sq ft / 250 sq m
(Including Reduced Headroom / Eaves / Outbuilding / Storage)

Reduced Headroom / Eaves = 169 sq ft / 15.7 sq m

Outbuilding = 176 sq ft / 16.4 sq m

Storage = 50 sq ft / 4.7 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

